



Los Angeles Grand Avenue Authority



Board of Directors

Hon. Gloria Molina, Chair
Hon. Jan Perry, Vice Chair
David E. Janssen, Secretary
Robert R. "Bud" Ovrom

OCTOBER 27, 2003 MINUTES

The first meeting of the Los Angeles Grand Avenue Authority was held October 27, 2003 at Kenneth Hahn Hall of Administration, Room 374-A, 500 West Temple Street, Los Angeles, CA 90012.

CALL TO ORDER

Chairperson Gloria Molina called the meeting to order at 10:15 a.m. The following Directors were present constituting a quorum of the Authority:

Honorable Gloria Molina, Chairperson, Supervisor First District, Los Angeles County
David E. Janssen, Chief Administrative Officer, County of Los Angeles
Honorable Jan Perry, Councilmember 9th District, City of Los Angeles
Robert R. "Bud" Ovrom, Chief Executive Officer, Community Redevelopment Agency, City of Los Angeles

ADMINISTRATIVE MATTERS

Directors introduced themselves to the public. Elizabeth Cortez, Principal Deputy County Counsel was present to advise the Authority on the Robert's Rules of Order and the Brown Act.

Election of Vice-Chairperson

On motion of Director Ovrom, seconded by Director Janssen, the Authority unanimously approved Director Jan Perry as Vice Chairperson.

Election of Secretary

On motion of Director Ovrom, seconded by Director Perry, the Authority unanimously approved Director Janssen as Secretary.

Set Time and Place for Regular Meetings. The Authority unanimously agreed to set the Fourth Monday of every month at 10:00 a.m. in Room 374-A at the Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, CA 90012 as its regular meeting time and location.

APPROVAL OF PROJECT SCHEDULE FOR PARK DESIGN AND DEVELOPMENT PARCELS

Martha Welborne, Managing Director, Grand Avenue Committee discussed a schedule outlining the first six months of the Park Design. Ms. Welborne stated that the Committee is working through the California Community Foundation to provide the Committee's nonprofit status; they are in the process of establishing a nonprofit corporation that will be affiliated with

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the Foundation. Ms. Welborne stated the three major elements to the plan are the park, development of the parcels and the street. With regard to the park design, she listed three areas to be address including fund raising, design team selection and community outreach approach development.

APPROVAL OF REQUEST FOR QUALIFICATIONS TO BE ISSUED TO POTENTIAL DEVELOPERS FOR PARCELS L, M-2, Q, AND W-2

David Malmuth, Consultant, provided an overview of the six month parcel project schedule and the Request for Qualifications (RFQ) that will be submitted to approximately 750 people and placed on the website along with the Executive Summary. The website can be accessed at www.grandavenuecommittee.com or www.grandavenuecommittee.org. It is the Committee's intent to distribute the RFQ on Wednesday to coincide with the Urban Land Institute's Annual Conference. The Committee will provide the Authority a ranking of the RFQ respondents by December 2, 2003 and prepare a Request for Proposal (RFP). The target date for the Authority to make a selection from the proposals received will be April 2004.

Chairperson Molina and Director Janssen inquired about incorporating the two projects into one for the RFQ. Chairperson Molina stated structural issues may arise with the parking facility located below the park site. Chairperson Molina recommended both projects be connected at this time and she requested Mr. Malmuth present the RFQ to the Authority.

Mr. Malmuth stated that the development community will have a vital interest in this park project and the development of the parcels. Developers will want the park project to move in advancement of the parcel project. In the RFQ, the development of the park will be primary to the entire project. Mr. Malmuth advised the Authority that it is appropriate to separate the team for the park and the team for the parcels from a design and implementation standpoint but link them financially.

Mr. Malmuth reviewed the four areas listed in the RFQ including: the experience of the development team in executing a project of this field and complexity, the financial ability of the development team to take on a project of this scale and complexity and that will be completed in phases, the quality of the overall team and a two page vision statement from the developer. Questions from the developers will be encouraged via e-mail or telephone and will be updated weekly on the response page of the website.

Director Perry inquired about securing the participation of companies that normally do not compete for these types of projects. Mr. Malmuth stated that the Committee will utilize the Community Redevelopment Agency's mailing list to conduct an expansive outreach program.

Director Ovrom agreed that the park project is viewed more as an engineering situation than just a park development. The park and parcel projects are linked integrally but the RFQ provides the impression that they are two separate projects. The RFQ needs to link the two together. Director Ovrom requested that the illustration on page 19 be moved to page 5 to reflect the greater vision and that the various park parcels reflect the same weight of importance as the other development parcels on the RFQ.

Ms. Welborne reviewed amendments to the RFQ reflecting the importance of the park and coordinating the two projects.

Chairperson Molina stated that if this project is treated as one that there is tremendous benefit of the developer's contribution in working with the Authority and the challenges that will be faced.

Thomas Faughnan, County Counsel, advised the Authority that there needs to be clarity in the RFQ of what the Authority is asking for in regards to the park and the overall project.

Chairperson Molina requested the Committee work with County Counsel to incorporate the recommendations suggested into the RFQ to reflect the park as an integral part of the project and to delay issuing the RFP until they can gauge a better response from the RFQ.

On motion of Director Perry, seconded by Director Janssen, the Authority unanimously approved the amendment combining agenda items #3 and 4; and requested the Grand Avenue Committee work with County Counsel and the Community Redevelopment Agency to incorporate the recommendations discussed into the RFQ prior to its release Wednesday.

PUBLIC COMMENT

Victor Franco, Jr., Vice President of Government Affairs, Central City Association, spoke in support of the Grand Avenue project and the issuance of Request for Qualifications.

MATTERS TO BE PRESENTED AND PLACED ON THE AGENDA OF A FUTURE MEETING

Director Janssen requested the inclusion of the development and incorporation into the project of the parcel across from the Los Angeles Times building on the next agenda as a discussion item.

Chairperson Molina requested that Chief Administrative Office staff outline the ownership control of all of the parcels and what involvement the State would have in the project.

Director Ovrom requested the working relationship of the Grand Avenue Authority and the Grand Avenue Committee be listed as a discussion item.

ADJOURNMENT

There being no further business, the meeting adjourned at 11:11 a.m.